

133.0

0006

0004.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
809,400 / 809,400
809,400 / 809,400
809,400 / 809,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CUPO JAMES F/TR & LING LOSEE L	
Owner 2: TRUSTEES/LOSEE LING LIVING TR	
Owner 3:	

Street 1: 131 GLOUCESTER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CUPO JAMES F -

Owner 2: -

Street 1: 131 GLOUCESTER STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Wood Shingle Exterior and 1276 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6670	Sq. Ft.	Site			0	90.	0.93	10									558,093						558,100	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								6670.000		251,300				558,100		809,400						85598	
Total Card								0.153		251,300				558,100		809,400		Entered Lot Size				GIS Ref	
Total Parcel								0.153		251,300				558,100		809,400		Total Land:				GIS Ref	
Source: Market Adj Cost										Total Value per SQ unit /Card:		634.33		/Parcel: 634.33				Land Unit Type:				Insp Date	

01/05/18

!10378!

USER DEFINED

Prior Id # 1:	85598
Prior Id # 2:	
Prior Id # 3:	
Date:	12/30/21
Time:	10:36:16
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	01/17/18
Time:	08:49:02
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	251,300	0	6,670.	558,100	809,400		Year end	12/23/2021
2021	101	FV	244,000	0	6,670.	558,100	802,100		Year End Roll	12/10/2020
2020	101	FV	244,000	0	6,670.	558,100	802,100	802,100	Year End Roll	12/18/2019
2019	101	FV	207,000	0	6,670.	589,100	796,100	796,100	Year End Roll	1/3/2019
2018	101	FV	206,800	0	6,670.	434,100	640,900	640,900	Year End Roll	12/20/2017
2017	101	FV	206,800	0	6,670.	415,500	622,300	622,300	Year End Roll	1/3/2017
2016	101	FV	206,800	0	6,670.	384,500	591,300	591,300	Year End	1/4/2016
2015	101	FV	201,800	0	6,670.	322,500	524,300	524,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
CUPO JAMES F,	65330-574		5/7/2015	Convenience		1	No	No		10378
CUPO JAMES F-E	31798-166		9/7/2000	Family		1	No	No		
CUPO JAMES F	23460-110		7/26/1993			1	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/3/2017	1291	Re-Roof	4,050	C					1/5/2018	Inspected	PH	Patrick H
9/24/2013	1428	Redo Bat	14,200	C					12/1/2017	MEAS&NOTICE	HS	Hanne S
									5/13/2014	External Ins	PC	PHIL C
									1/23/2014	Info Fm Prmt	EMK	Ellen K
									11/17/2008	Meas/Inspect	189	PATRIOT
									12/6/1999	Inspected	267	PATRIOT
									11/18/1999	Mailer Sent		
									11/4/1999	Measured	264	PATRIOT
									8/11/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	SCUTTLE HOLE.				2	29											
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:					OFP 4												
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN		1/2 Bath: 1	Rating: Average	A HBth:	Rating:					3												
				OthrFix:	Rating:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																
Grade: C - Average	Year Blt: 1949	Eff Yr Blt:		Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units 1					SFL											
Alt LUC:		Alt %:		Fpl: 1	Rating: Average	WSFlue:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	FFL			
Jurisdct: G15		Fact: .						Other													BMT			
Const Mod:								Upper																
Lump Sum Adj:								Lvl 2																
INTERIOR INFORMATION				CONDOS INFORMATION																				
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Location:		Total Units:																		
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Floor:		% Own:																		
				Name:																				
DEPRECIATION				REMODELING				RES BREAKDOWN																
Phys Cond: AG - Avg-Good	26. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	1	6	3	M												
Economic:	%	Additions:		Interior:																				
Special:	%	Kitchen:																						
Override:	%	Baths:																						
		Plumbing:																						
		Electric:																						
		Heating:																						
		General:																						
CALC SUMMARY				COMPARABLE SALES																				
Basic \$ / SQ: 130.00	Size Adj.: 1.35000002	Const Adj.: 0.99989998	Adj \$ / SQ: 175.482	Rate	Parcel ID	Typ	Date	Sale Price																
Other Features: 80949	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:																					
LUC Factor: 1.00	Adj Total: 341446	Depreciation: 90142	Deprecated Total: 251304	WtAv\$/SQ:	AvRate:	Ind.Val																		
	Juris. Factor: 1.00	Special Features: 0	Final Total: 251300			Before Depr: 175.48																		
		Val/Su Net: 125.90	Val/Su SzAd: 196.94																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																
SPEC FEATURES/YARD ITEMS				PARCEL ID 133.0-0006-0004.A												IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:													Total Special Features:	Total:	AssessPro Patriot Properties, Inc								